184.0	0007	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,400 / 737,400
					USE VALUE:	737,400 / 737,400
					ASSESSED:	737,400 / 737,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRY JONATHAN & HANNAH
Owner 2:	
Owner 3:	
Street 1:	39 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOMIN DOUGLAS J JR/SANDRA M -
Owner 2:	-
Street 1:	39 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Aluminum Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	317,400		420,000	737,400
Total Card	0.138	317,400		420,000	737,400
Total Parcel	0.138	317,400		420,000	737,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.16 | /Parcel: 390.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 124127
GIS Ref:
GIS Ref:
Insp Date: 07/11/18

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0007-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,400	0	6,000.	420,000	737,400	737,400	Year End Roll	12/18/2019
2019	101	FV	241,400	0	6,000.	420,000	661,400	661,400	Year End Roll	1/3/2019
2018	101	FV	241,400	0	6,000.	354,000	595,400	595,400	Year End Roll	12/20/2017
2017	101	FV	241,400	0	6,000.	324,000	565,400	565,400	Year End Roll	1/3/2017
2016	101	FV	224,900	0	6,000.	276,000	500,900	500,900	Year End	1/4/2016
2015	101	FV	219,600	0	6,000.	240,000	459,600	459,600	Year End Roll	12/11/2014
2014	101	FV	215,500	0	6,000.	222,000	437,500	437,500	Year End Roll	12/16/2013
2013	101	FV	215,500	0	6,000.	211,200	426,700	426,700		12/13/2012

!14342!

PRINT

Date	Time
12/11/20	04:12:10

LAST REV

Date	Time
07/31/18	11:59:37

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14342

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOMIN DOUGLAS J	62241-203		7/15/2013		485,000	No	No		
NEWTON HARRIET	53250-445		7/22/2009		425,000	No	No		
	8078-477		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	124127
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1538	Redo Bat	5,000					
8/11/2015	1098	Addition	80,000		8/11/2015			New 1 story additi
10/4/2013	1481	Re-Roof	5,200	C				
8/19/2009	714	New Wind	8,474					
9/17/1913	1386	Redo Bat	9,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
7/13/2016	Left Notice	DGM	D Mann
7/13/2016	Permit Visit	DGM	D Mann
5/13/2014	External Ins	PC	PHIL C
1/27/2014	Info Fm Prmt	EMK	Ellen K
10/15/2008	Meas/Inspect	189	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28636360
Const Adj.:	0.99495000
Adj $ / SQ:	159.983
Other Features:	83450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389943
Depreciation:	72529
Depreciated Total:	317414

COMMENTS

OF=SINK +TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	2		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

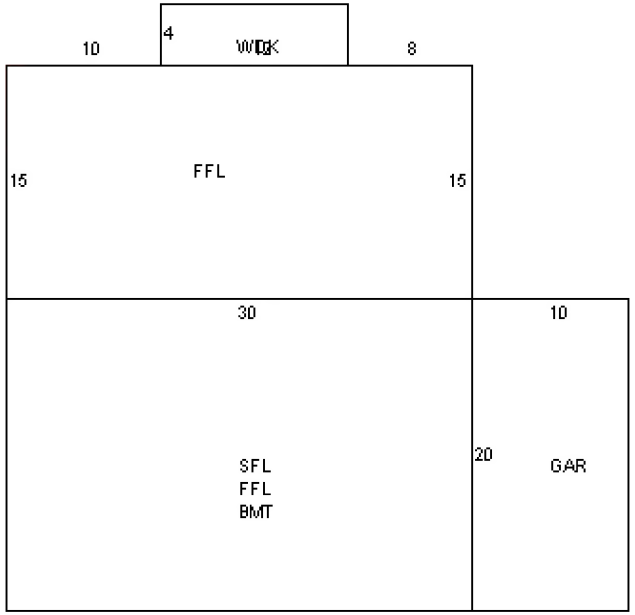
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.98
Special Features:	0	Val/Su Net:	127.06
Final Total:	317400	Val/Su SzAd	192.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,050	159.980	167,983
BMT	Basement	600	60.470	36,284
SFL	Second Floor	600	159.980	95,990
GAR	Garage	200	27.360	5,472
WDK	Deck	48	15.920	764
	Net Sketched Area:	2,498	Total:	306,493
Size Ad	1650	Gross Are	2498	FinArea 1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: